

32-65-5

**TRANSFER
TAX
PAID**

WARRANTY DEED
Statutory Short Form

I, **CYNTHIA N. HERRIN** of 412 Evergreen Drive, Waterville, ME 04901, for consideration paid, grant and convey to **BRIAN S. MOORES** of P. O. Box 639, Oakland, ME 04963, with Warranty Covenants, the real estate described as follows:

The Unit known as Unit No. 5 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File No. E-87017. Specific reference is made to the Restatement of the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated September 28, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6657, Page 185. Said Restatement of the Ridgewood East Townhouse Condominium restates the Ridgewood East Townhouse Condominium Declaration dated January 28, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3101, Page 308, as amended by First Amendment dated August 3, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3207, Page 112; and as further amended by Second Amendment dated April 19, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3334, Page 262, and the same is incorporate by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in the Kennebec County Registry of Deeds in Plan Files Numbers E-87018, E-87019 and E-87020.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Cynthia N. Herrin by Warranty Deed from Betty Wescott dated June 22, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6525, Page 212.

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WITNESS my hand and seal this 5th day of August, 2004.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

Cynthia N. Herrin
Cynthia N. Herrin

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 5, 2004

Then personally appeared the above named Cynthia N. Herrin and
acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord
Notary Public
Print
Name: WILLIAM P. DUBORD
Attorney At Law
Notary Public
My Commission Expires 6/26/2008



Received Kennebec SS.
08/18/2004 8:19AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS